

GENERAL INFORMATION

A well-proportioned three-bedroom semi-detached property situated in the highly sought-after area of Derwen Fawr.

This spacious home offers versatile accommodation arranged over two floors, making it an excellent opportunity for families, first-time buyers or those looking for a property in a desirable location.

Upon entering, you are welcomed into an entrance hallway, leading through to a generous open-plan living and dining space, providing a great area for both relaxing and entertaining. The ground floor also benefits from a kitchen, utility room and downstairs shower room which also includes a w.c.

To the first floor, there are three bedrooms, together with a family bathroom and a separate WC, providing practical accommodation for modern family living.

Externally, the property benefits from off-road parking to the rear, along with a detached garage, offering valuable additional parking and storage. This can be accessed directly through the rear gate in the garden.

Located within the popular and highly sought-after Derwen Fawr area, this property offers a fantastic opportunity to secure a home in one of Swansea's desirable residential locations.

FULL DESCRIPTION

GROUND FLOOR

ENTRANCE

ENTRANCE HALL

KITCHEN/BREAKFAST ROOM
16'7" x 12'0" (5.06m x 3.67m)

UTILITY ROOM
8'7" x 3'8" (2.64m x 1.13m)

SHOWER ROOM / W.C
8'7" x 3'9" (2.64m x 1.16m)

DINING ROOM
17'4" x 14'4" (5.29m x 4.38m)

LIVING ROOM
15'10" x 10'7" (4.85m x 3.25m)

FIRST FLOOR



LANDING

BEDROOM 1
12'4" x 8'5" (3.78m x 2.59m)

BEDROOM 2
12'4" x 7'10" (3.78m x 2.40m)

BEDROOM 3
11'3" x 6'4" (3.45m x 1.95m)

BATHROOM
6'4 x 5'11 (1.93m x 1.80m)

W.C

EXTERNAL

DETACHED GARAGE

SERVICES

Mains gas, electric, water & drainage. You are advised to refer to the Ofcom checker for information regarding mobile signal and broadband coverage

TENURE
FREEHOLD

COUNCIL TAX BANDING
E

EPC RATING
D

